

# **City of Troy, New York**

## **South Troy Brownfield Assessment Demonstration Pilot Program**



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**EPA Brownfield Assessment**  
**Demonstration Pilot**

*Task Force Meeting*  
*November 13, 2002*

# Agenda

- ☀ Introductions
- ☀ Follow Up
- ☀ Review of Selection Process
- ☀ Draft Criteria
- ☀ Criteria Importance
- ☀ What's Next
- ☀ Questions, Answers and Open Discussion



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# Follow Up

- ☀ Memorandum of Understanding (MOU) regarding confidentiality will be drafted for next time



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# Choices Must Be Made

- ✱ We have only enough money to complete Phase II ESA's on three sites and to prepare one remediation plan
- ✱ More resources can be accessed from EPA as well as NYS and other federal agencies
- ✱ The City will pursue additional assessment funds this fall



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# Information is an Asset

At each step, we have more information to interest a potential site developer

Remedial  
Plan

Once information is known a site might be developed, even if it isn't selected for the next phase

Environmental  
(Phase II)

Historical (Phase I)



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# Prioritizing Our Resources

**Study Area**

```
graph TD; A[Study Area] --> B[Select eight sites for further review]; B --> C[Eight Sites]; C --> D[Research as necessary to select three sites]; D --> E[Three Sites]; E --> F[Phase II Environmental Testing]; F --> G[One Site]; G --> H[Remedial Plan];
```

**Select eight sites for further review**

**Eight Sites**

**Research as necessary to select three sites**

**Three Sites**

**Phase II Environmental Testing**

**One Site**

**Remedial Plan**

# Why do we need Criteria?

- ★ Suggested process in EPA best-practices
- ★ Facilitates decisions in a logical and defensible way
- ★ Balances competing goals
- ★ Ensures that selection is consistent with previous planning processes
- ★ Focuses on key factors
- ★ Distinguishes between sites with similar assets and liabilities (infrastructure, location, etc.)



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# Factors Being Addressed

- ☀ Three levels are being addressed:
  - ☀ **General Criteria** used in economic and real estate development
  - ☀ **Local Conditions** including infrastructure, site characteristics, financial incentives
  - ☀ **Local Desires** Including resident feedback, community acceptance, consistency with local plans



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# Goals for Criteria

- ✱ **Be clear and distinct** – Both qualitative and quantitative criteria should measure a clear and distinct variable
- ✱ **Be comprehensive** – Variety of criteria should adequately address all our goals
- ✱ **Be quantifiable** - Using ranking scale and be based upon information we have or can expeditiously get for all sites
- ✱ **Be understandable and consistent** - Most people should rate a site in a similar way, given the same information
- ✱ **Include social factors** - Community acceptance and neighborhood cohesiveness should be considered in addition to traditional cost-benefit evaluation
- ✱ **Use qualitative experience** - Consider research as well as intuitive knowledge and experience



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# The Criteria

## A: Other Resources

- ★ Several sites in the study area are already being targeted for remediation
- ★ For example, several sites will be addressed through the planned road and trail development
- ★ Other sites are currently being remediated under a DEC consent order

*This criteria prioritizes sites that are not addressed by other funding sources*



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# B: Owner Willingness

- ★ Many of the sites in the study area are privately owned, the willingness of the owner is important to the timely completion and success of the project
- ★ Municipally owned sites present the fewest ownership issues and are the most accessible

*This criteria prioritizes sites that have willing owners*



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# C: Size/Cluster of Properties

- ★ Larger parcels, or a series of small parcels that can be assembled to form a single site are most desirable and easier to place into reuse

*This criteria prioritizes large sites, or sites that can be assembled into a large parcel*



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# D: Identified as Priority Site

- ☀ Remediating sites that have been identified as a priority by neighborhood associations, local residents, or elected representatives will have a larger impact and greater support than remediating other sites

*This criteria prioritizes sites that have been identified as a priority site by local groups*



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# E: Residential Impacts

- ☀ Remediating sites that negatively impact residential areas due to odors, truck traffic, dust or vibration will have a larger impact on quality of life than remediating sites that do not effect residential areas

*This criteria prioritizes target sites that significantly impact residential areas*



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# F: Public Space

- ✦ The EPA has earmarked \$50,000 of the funds provided to the City of Troy to support development of public space including parks, trails, plazas and other gathering or recreation areas

*This criteria prioritizes sites that have a high potential for use as public space*



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# G: Public Health & Environment

- ✱ The analysis done by Sterling ... categorized properties in the study area as having a 'Low', 'Medium', or 'High' level of concern
- ✱ Remediating sites with high level of concern will have a larger impact on the city than remediating sites that have a low level of concern

***This criteria prioritizes target sites that are identified with the highest level of concern in the South Troy Working Waterfront Plan***



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# H: Environmental Impacts on the River

- ☀ Certain sites are likely to have higher environmental impacts on the Hudson River due to:
  - ☀ their proximity to the waterway or creek
  - ☀ known or likely environmental issues
  - ☀ land use and density
  - ☀ storm water runoff
  - ☀ non-point source pollution, etc.

*This criteria prioritizes sites with high impact on the river*



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# I: Visual Impact

- ✦ Certain sites have a more significant impact on the appearance of the City of Troy due to their location and visibility
- ✦ For example, remediating a site in a key gateway location could dramatically improve the appearance of the City

*This criteria prioritizes sites with a high visual impact*



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# J: Projected Cost

- ✱ Until the Phase II testing is complete, it is not possible to know with certainty what the clean up costs will be for a particular site
- ✱ However, a range of potential cost estimates can be developed
- ✱ Targeting sites with a reasonable or low clean up cost will put them back into productive use faster

***This criteria prioritizes sites that have a low cost to clean up***



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# K: Consistency with Future Land Use Plan

- ★ The South Troy Working Waterfront Revitalization Plan (STWWRP) identifies three different subareas in the study area (Northern, Central & Southern)
- ★ It specifies the preferred uses in each area in order to encourage sustainable development

***This criteria prioritizes sites which are currently incompatible with the future land use pattern and are critical to STWWRP's goals***



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# L: Market Interest

- ✦ Certain sites within the study area have been offered or considered for acquisition
- ✦ This expression of market interest may be an indication that the site has a high potential for redevelopment

*This criteria prioritizes sites for which there is expressed market interest*



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# Are there any missing?

- ✱ Are there any other areas which should be measured?
- ✱ Should any of the criteria be modified or fine-tuned?
- ✱ Are there any that you feel are not necessary that can be removed?



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# Criteria Importance

- ✱ The next step is to determine the relative importance of each criteria
- ✱ We will use this input to determine the weight of each criteria in the final ranking formula
- ✱ Is there mostly agreement on relative weights?



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# Ranking Form

A: Other Resources	High	Med	Low
B. Owner Willingness	High	Med	Low
C. Size/Cluster of Properties	High	Med	Low
D. Identified as Priority Site	High	Med	Low
E. Residential Impacts	High	Med	Low
F. Potential Use as Public Space	High	Med	Low
F. Public Health and Environment	High	Med	Low
H. Environmental Impacts on River	High	Med	Low
I. Visual Impact	High	Med	Low
J. Projected Cost	High	Med	Low
K. Consistency with Future Land Use Plan	High	Med	Low
L. Expressed Market Interest	High	Med	Low



# Homework

- ☀ Public Meeting:

Wednesday, November 20<sup>th</sup> 7:00 PM  
Polish American Club – 507 1<sup>st</sup> Street

- ☀ Next Task Force Meeting:

Topic: Site Rankings  
Wednesday, January 22 7:00 PM  
City Hall

- ☀ The Consultant Team will produce a draft site ranking for each site and provide to you for your review prior to the meeting



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# What's Next

- ✦ Refine criteria based on your comments
- ✦ Present to public at public meeting 11/20
- ✦ Produce rating sheets for your review

## Q&A/Open Discussion



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